



Key dates for residents and landowners in Saratoga/Miracle Beach

January, 2006	Voter Registration ~ Regional District Offices 600 Comox Road, Courtenay (8:30am - 4:30pm)
January 19, 2006	FINAL Public Information Meeting Living Waters Church, Black Creek, (7:00pm)
January 25 & February 1, 2006	Advanced Voting ~ Regional District Boardroom 550B Comox Road, Courtenay
February 4, 2006	Referendum Vote ~ Oyster River Fire Hall 2241 Catherwood Road, Black Creek (8:00am - 8:00pm)

Every vote counts! Visit www.rdc.bc.ca for more information.

LIQUID WASTE MANAGEMENT PLANNING

REGIONAL DISTRICT of
Comox-Strathcona

**SARATOGA/
MIRACLE BEACH
JANUARY UPDATE**



Proposed Sewerage System

ADVANCED WASTEWATER TREATMENT WITH BENEFICIAL REUSE

This system was selected because of its high standard of final water quality and its low impact on the environment. It provides treatment of wastewater through the use of a membrane filtration activated sludge process, followed by disinfection with ultra-violet light. Collected wastewater will be brought to a treatment facility located south of Black Creek, Block 15, Land District 29. Effluent will be discharged to a constructed wetland/infiltration basin with ultimate release to Black Creek to improve stream-flow. Final effluent will meet the provincial unrestricted reclaimed water standard, and could be used for irrigation, stream flow augmentation or groundwater recharge.

Where to Vote February 4th

Oyster River Fire Hall
2241 Catherwood Road,
Black Creek

8:00 a.m. to 8:00 p.m.

For more information please attend the public meeting on January 19th, 2006.

It's Time to Decide! Vote on February 4th

The past five years of planning and public consultation about a public sewerage system for Saratoga and Miracle Beach have led us to this point: landowners and residents living within the proposed sewer service area will vote on Saturday February 4, 2006.

The Regional District of Comox-Strathcona invites you to attend a public meeting to ask any final questions about the proposed sewerage system.

FINAL Public Information Meeting, January 19, 2006

Living Waters Church, Black Creek, 7:00pm

Survey Results: *Making It Fair for Everyone*

The December 1st public meeting was well attended. Many questions were raised at the meeting and through surveys that were distributed. One common question was about making the cost of the system fair to everyone. There were concerns about how capital costs will be shared between landowners with one dwelling on their land, and those with multiple dwellings, either for residential or tourist commercial use.

To address this, the regional district has determined the project will be funded through a combination of parcel tax (as originally proposed) plus a fees and charges bylaw.

How it Works:

Combining the Parcel Tax with a Fees & Charges Bylaw

The parcel tax remains in effect, as originally proposed. Each parcel is responsible for a one time capital cost of \$10,850 or an annual payment of \$1,022 for twenty years. For each parcel, this allows for two hookups to the sewerage plant.

The new fees and charges bylaw will charge additional capital costs to properties that have multiple dwellings on them. Any property with more than two dwelling units will pay an extra amount based upon the type of dwelling unit, as shown in the following table:

Campgrounds	20% of the parcel tax per campsite
Tourist cabins, motels, hotels	50% of the parcel tax per unit
Apartments, condominiums, trailer parks	66% of the parcel tax per unit
Additional single family dwellings (beyond first two dwellings)	100% of the parcel tax per unit
Schools	Enrollment based

Percentages taken from Metcalf & Eddy, "Wastewater Engineering: Treatment and Reuse", 4th ed. (McGraw-Hill, 2003)

Fees and charges gathered from the development of condominiums, tourist commercial properties or extra residential buildings would be applied to the money the community owes per year. Monies collected will reduce the annual parcel tax paid by original participants in the service.

Examples of the Parcel Tax and Fees & Charges Bylaw

(1) A parcel with one house would be charged \$10,850 (or \$1,022 per year for twenty years) and would receive two hookups. If a second dwelling is added, there is no charge for hooking up. If a third dwelling is added, a fee will be charged depending upon the type of unit (see table).

(2) A parcel that has one house plus four cabin units would be charged \$10,850 (or \$1022 per year for twenty years) and would receive two hookups. It would also be charged 50% of \$10,850 for each additional cabin unit. So for example, it would be charged an extra \$21,700 (4 cabin units x 50% of \$10,850).